



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application #: 212-029 / 12335-00000-00225

Date Received: 5/11/12

Application Accepted By: S. Pine

Fee: \$4145

Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 4420 Clime Road, Columbus, Ohio Zip 43228

Is this application being annexed into the City of Columbus ☐ Yes ☒ No (circle one)

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address 010232675

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) Commercial, LC2 Requested Zoning District(s) Planned Commercial Development, CPD

Recognized Area Commission Area Commission or Civic Association Greater Hilltop Area Commission

Proposed Use or reason for rezoning request: Develop a Turkey Hill Minit Market with fuel service and automatic car wash.

(continue on separate page if necessary)

Proposed Height District: H-35 Acreage 3.165

[Columbus City Code Section 3309.14]

APPLICANT:

Name FS Real Estate Development, LLC, Timothy R. Foley

Address 635 Brooksedge Boulevard City/State Westerville, Ohio Zip 43081

Phone # 614-301-5469

Fax # _____

Email _____

PROPERTY OWNER(S):

Name Mount Caramel Health System

Address 6150 East Broad Street City/State Columbus, Ohio Zip 43213

Phone # 614-546-4100

Fax # _____

Email _____

☐ Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney

☐ Agent

Name Michael Shannon

Address 500 South Front Street, Suite 1200 City/State Columbus, Ohio Zip 43215

Phone # 614-229-4506

Fax # 614-229-4559

Email: mshannon@cbjlawyers.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE _____

PROPERTY OWNER SIGNATURE _____

ATTORNEY / AGENT SIGNATURE _____

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer



REZONING APPLICATION

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AFFIDAVIT

(See instruction sheet)

APPLICATION # 212-029

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Eric Zartman

of (1) MAILING ADDRESS 500 South Front Street, Suite 1200, Columbus, Ohio 43215

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 4420 Clime Road, Columbus, Ohio 43228

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 5/11/12

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

☐ Check here if listing additional property owners
on a separate page.

(4) Mount Caramel Health System

6150 East Broad Street

Columbus, Ohio 43213

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

FS Real Estate Development, LLC, Timothy R. Foley

614-301-5469

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Greater Hilltop Area Commission

Chuck Patterson

P.O. Box 28052, Columbus, Ohio 43228

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property(7)

SIGNATURE OF AFFIANT

(8) [Signature]

Subscribed to me in my presence and before me this 30th day of April, in the year 2012

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]

My Commission Expires:

CAROL A. STEWART
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06/28/2014

This Affidavit expires six months after date of notarization.



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212-029

Mount Carmel Health
Chief Financial Officer
6150 E. Broad St., 3rd Floor
Columbus, Ohio 43213

Trembly Family LP Two &
Patricia Ostrander
1315 Fountaine Drive
Columbus, Ohio 43221

Omega Healthcare Investor
200 International Circle
Ste. 3500
Cockeysville, MD 21030

Meijer Stores LP
Attn: Property Tax Dept.
2929 Walker Ave NW
Grand Rapids, MI 49544

City of Columbus
Real Estate Management
90 W. Broad St., Room 425
Columbus, Ohio 43215

ATTORNEY

AREA COMMISSION

APPLICANT

Michael Shannon
Crabbe, Brown & James, LLP
500 S. Front St., Ste. 1200
Columbus, Ohio 43215

Greg Large
Greater Hilltop Area Commission
Post Office Box 28052
Columbus, Ohio 43228

FS Real Estate Development, LLC
Timothy R. Foley
635 Brooksedge Blvd.
Westerville, Ohio 43081

OWNER

Mount Carmel Health System
6150 E. Broad St., 3rd Floor
Columbus, Ohio 43213



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # 212-029

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Zartman

of (COMPLETE ADDRESS) 500 South Front Street, Suite 1200, Columbus, Ohio 43215

deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. FS Real Estate Development, LLC Timothy R. Foley 635 Brooksedge Boulevard Westerville, Ohio 43081 614-301-5469	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 30th day of April, in the year 2012

SIGNATURE OF NOTARY PUBLIC

Carol A. Stewart

CAROL A. STEWART

NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06/28/2014

My Commission Expires:

This Project Disclosure Statement expires six months after date of notarization.



PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer



City of Columbus Zoning Plat

2/2-029

ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010232675

Zoning Number: 4420

Street Name: CLIME RD

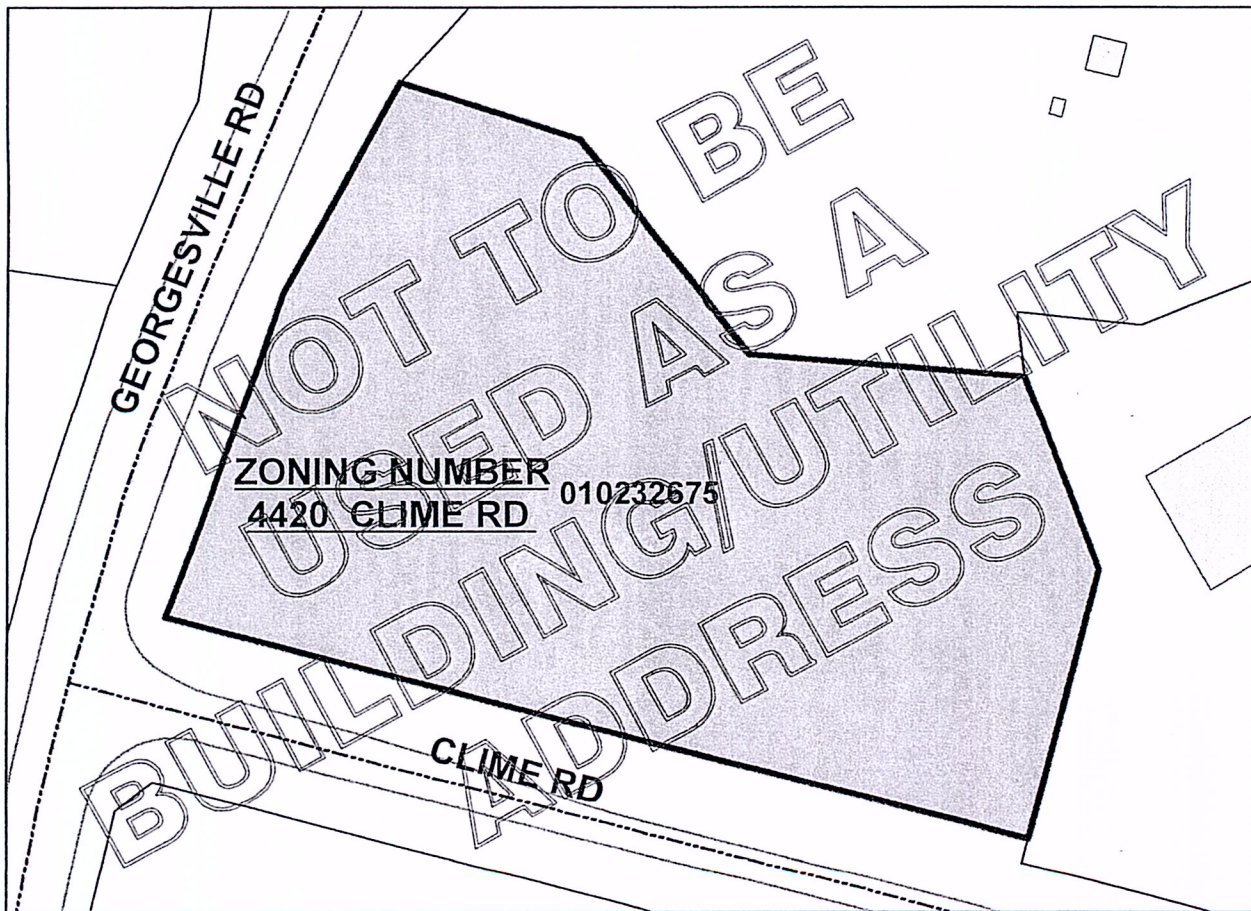
Lot Number: N/A

Subdivision: N/A

Requested By: CRABLE, BROWN, JAMES, LLP (MICHAEL SHANNON)

Issued By: *Adriana Amarian*

Date: 4/20/2012



SCALE: 1 inch = 150 feet



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

GIS FILE NUMBER: 8081

COMMERCIAL PLANNED DEVELOPMENT TEXT

PROPOSED DISTRICT: CPD, Commercial Planned Development
PROPERTY ADDRESS: 4420 Clime Road, Columbus, Ohio 43228
3.165 ± Acres
OWNER: Mount Caramel Health System, 6159 E. Broad Street, Columbus, Ohio 43215
APPLICANT: FS Real Estate Development, LLC, c/o CRABBE, BROWN & JAMES, LLP, Michael T. Shannon, Esq., 500 S. Front Street, Suite 1200, Columbus, Ohio 43215, mshannon@cbjlawyers.com
DATE OF TEXT: April 30, 2012
APPLICATION #: 212-029

1. INTRODUCTION

The subject property (hereinafter "Site") (Parcel ID# 010-232675) is located on the north-east corner of Clime Road and Georgesville Road. The Site is currently owned by Mount Caramel Health System. Mount Caramel Health System operates an urgent care facility directly east of the Site on Clime Road. The Site is currently vacant but for a Mount Caramel sign, which is located on the corner of Clime Road and Georgesville Road. Mount Caramel rezoned the Site on June 5, 2000, from L-C-5 to L-C-2, for the purpose on installing said sign.

Applicant proposes to rezone the Site to CPD, to allow the construction of a Turkey Hill Minit Market. The approximate 3.165 acre site will be developed with (1) a retail convenience store, (2) a fuel sales canopy that includes eight pump island dispensers, totaling sixteen fueling positions, and (3) a one-bay automatic car wash, as illustrated on the attached CPD Site Plan. This CPD text is submitted in support of the zoning application and is intended to comply with the Greater Hilltop Plan.

This CPD text is submitted with respect to two alternative Site Plans. Plan A details the development of a 4,500 sq ft Turkey Hill Minit Market and Plan B details the development of a 12,852 sq ft Turkey Hill Minit Market. Except for the size, number of parking spaces, and other minor development considerations, the Plan A and Plan B are largely the same and compliant with Columbus City Code development standards. However, pertinent differences between Plan A and Plan B will be noted within this CPD Text.

2. PERMITTED USES

Fuel filling station, accessory retail store with food service, and car wash shall be permitted in addition to all uses permitted by Chapter 3356 (C-4) of the Columbus City Code and any use similar enough in character and nature to warrant inclusion into the C-4 district.

3. DEVELOPMENT STANDARDS

Unless otherwise indicated herein or on the submitted CPD Site Plan, the applicable development standards of Chapter 3356 (C-4) of the Columbus City Code shall apply.

A. Density, Height, Lot and/or Setback Commitments.

1. With respect to height, lot coverage, and setback commitments, the applicable development standards of Title 33 of the Columbus City Code shall apply, as illustrated on the attached CPD Site Plan.

B. Access, Loading, parking and/or Other Traffic Related Commitments.

1. Access shall be approved by the Department of Public Service. Access to and from the Site shall be provided via Clime Road and Georgesville Road, as illustrated on the attached CPD Site Plan.

2. The number of parking spaces differs with respect to Plan A and Plan B. Plan A will be served by sixty-one (61) parking spaces and Plan B will be served by seventy-two (72) parking spaces.

3. With respect to all other access, loading, parking, and traffic commitments, the applicable development standards of Title 33 of the Columbus City Code shall apply, as illustrated on the attached CPD Site Plan.

C. Buffering, Landscaping, Open space and/or Screening Commitments.

1. With respect to buffering, landscaping, open space, and screening commitments, the applicable development standards of Title 33 of the Columbus City Code shall apply, as illustrated on the attached CPD Site Plan.

D. Building Design and/or Interior-Exterior Treatment Commitments.

1. With respect to all building design and interior-exterior treatment commitments, the applicable development standards of Title 33 of the Columbus City Code shall apply, as illustrated on the attached CPD Site Plan.

E. Dumpsters, Lighting, Outdoor Display Areas and/or Other Environmental Commitments.

1. With respect to dumpster, lighting, outdoor display area, and other environmental commitments, the applicable development standards of Title 33 of the Columbus City Code shall apply, as illustrated on the attached CPD Site Plan.

F. Graphics and Signage Commitments.

1. With respect to graphics and signage commitments, the applicable development standards of Title 33 of the Columbus City Code shall apply, as illustrated on the attached CPD Site Plan.

G. Miscellaneous Commitments.

The Site shall be developed in accordance with the site plan. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of development and when engineering plans are completed. Any slight adjustment to the plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.

H. Other CPD Requirements.

1. Natural Environment: The Site is the remainder of a parcel upon which a Mount Caramel Health System's urgent care facility is located. The natural environment of the Site is vacant land.

2. Existing Land Use: The Site is currently zoned L-C-2 and holds an off-site sign for Mount Caramel Health System's urgent care facility.

3. Circulation: Access to and from the Site shall be provided via Clime Road and Georgesville Road, as illustrated on the attached CPD Site Plan.

4. Visual Form of the Environment: The existing uses/zoning of the surrounding properties are as follows:

- West: Across Georgesville Road are two parcels that are obscured by a full tree line. The first parcel is currently zoned R-2. The second parcel is zoned CPD.
- North: The parcel to the north is obscured by a full tree line. The parcel is zoned I.
- East: Adjacent to the Site is Mount Caramel Health System's urgent care facility. The parcel is zoned L-C-2.
- South: Across Clime Road is Flower Factory, zoned L-M.

5. Visibility: The Site will be visible from the street along both Clime Road and Georgesville Road.
6. Proposed Development: The proposed development is a Turkey Hill Minit Market with (1) a retail convenience store, (2) a fuel sales canopy that includes eight pump island dispensers, totaling sixteen fueling positions, and (3) a one-bay automatic car wash, as illustrated on the attached CPD Site Plan.
7. Behavior Patterns: The Site is located on Clime Road, at its intersection with Georgesville Road. Vehicular access will be the principle means of access through curb cuts approved by the Department of Public Service; however, sidewalks are also provided for pedestrian access. Onsite vehicular and pedestrian circulation will be as approved through the plan review process.
8. Emissions: There will be no adverse effects from emissions as a result of the proposed development.
9. Variances: The use of the CPD mechanism permits certain variances to the required development standards. With respect to Plan A, Applicant requests a variance for the car wash by-pass lane and a variance for the maximum allowable parking spaces, as detailed in Section I, below. With respect to Plan B, Applicant requests a variance for the car wash by-pass lane.

I. Variances.

Plan A (4,500 sq ft):

1. Applicant requests a variance to CCC §3312.11, to allow an automatic car wash without an exclusive by-pass lane.
2. Applicant requests a variance to CCC §3312.49, to increase the maximum allowable parking spaces from thirty (30) to sixty-one (61).

Plan B (12,852 sq ft):

1. Applicant requests a variance to CCC §3312.11, to allow an automatic car wash without an exclusive by-pass lane.

The undersigned, being the owner of the subject property, together with the Applicant in the subject Application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property, and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Codes.

Signature: Michael T. Chen Date: 5/1/12

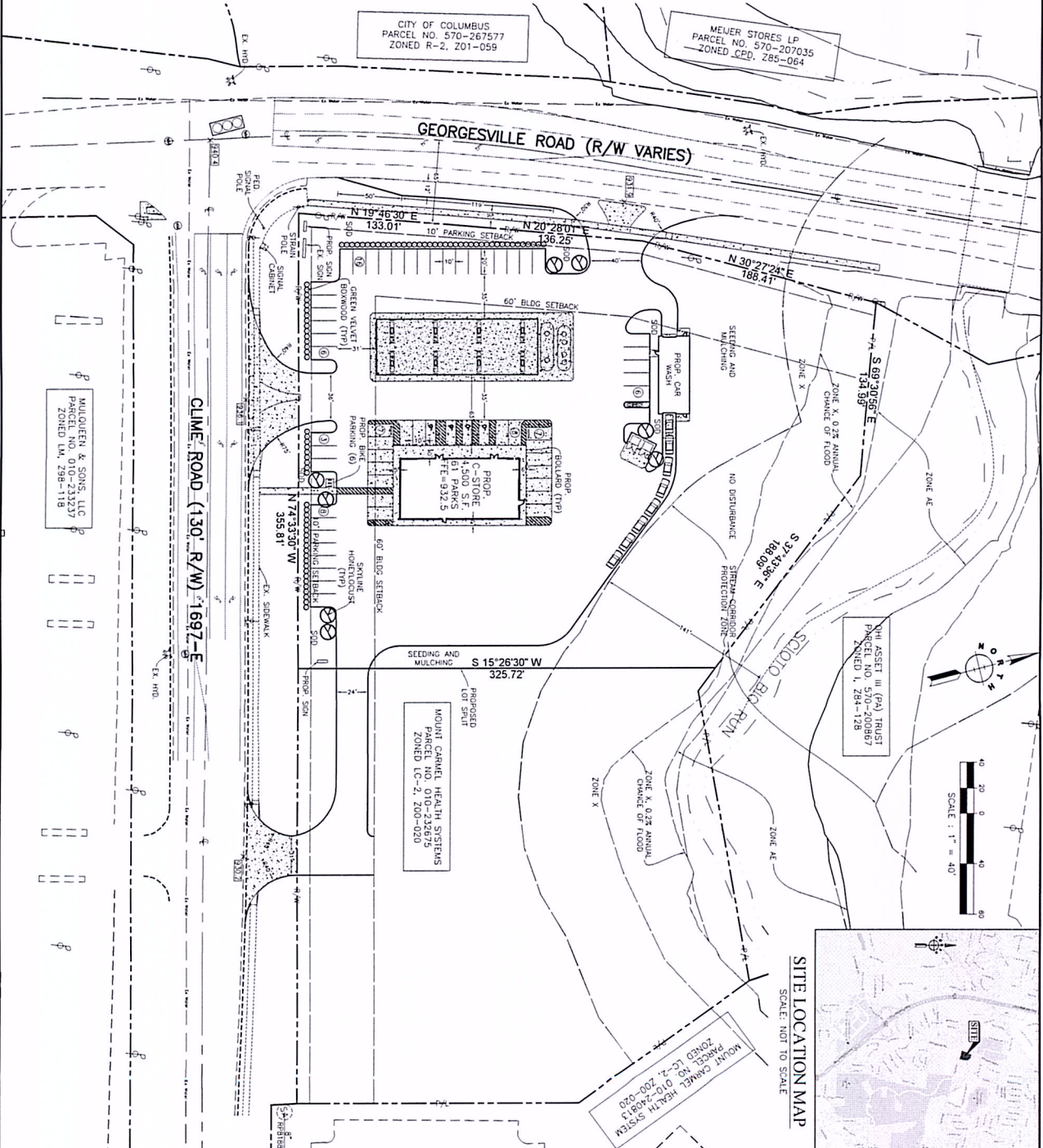
- [illegible]

PARKING SPACE REQUIREMENTS

INJECT	Pressure	AREA	ROUTED
CAR MOX	ROUTED		
ACQUANT SOLIS	2		2
RTN1, COMBUSTION, 1ST	1 SHOT PER EA 250.50 FT. (mm)	4,350	18
RTN2, COMBUSTION, 2ND	1 SHOT PER EA 250.50 FT. (mm)	4,350	18
ACCUSORTER LAMPS A	1 SHOT PER EA 175.50 FT. (mm)	200	272
DISINTEGR	1 SHOT PER EA 50.50 FT. (mm)	200	272
TOTAL			
TOTAL SHOTS PRODUCED-61			24 (mm)
INTEGRATED SHOTS PRODUCED-4			35 (mm)

SITE DATA TABLE

TOTAL SITE AREA:	3.165 AC
TOTAL DISTURBED AREA:	2.434 AC
PRE-DEVELOPED IMPERVIOUS	0 AC
POST-DEVELOPED IMPERVIOUS	1.839 AC




SITE LOCATION MAP
SCALE: NOT TO SCALE

SCALE: NOT TO SCALE

PLAN A

GEORGESVILLE ROAD
& CLIME ROAD
COLUMBUS, OHIO

 **P & L Systems, Inc.**
Surveyors • Engineers
Planners
171 Channing Cross Dr.
Westerville, Ohio 43081
Phone: (614) 891-4970
Fax: (614) 891-4084

Planners
171 Charring Cross Dr.
Westerville, Ohio 43081
Phone: (614) 891-4970
Fax: (614) 891-4584

DESIGN TEAM	DATE
DESIGN BY: MDC	
CHECKED BY: MC	
SCALE 1"=40'	
STORE # 717	
SHEET 1 OF 2	
DATE 4-30-12	

620-212

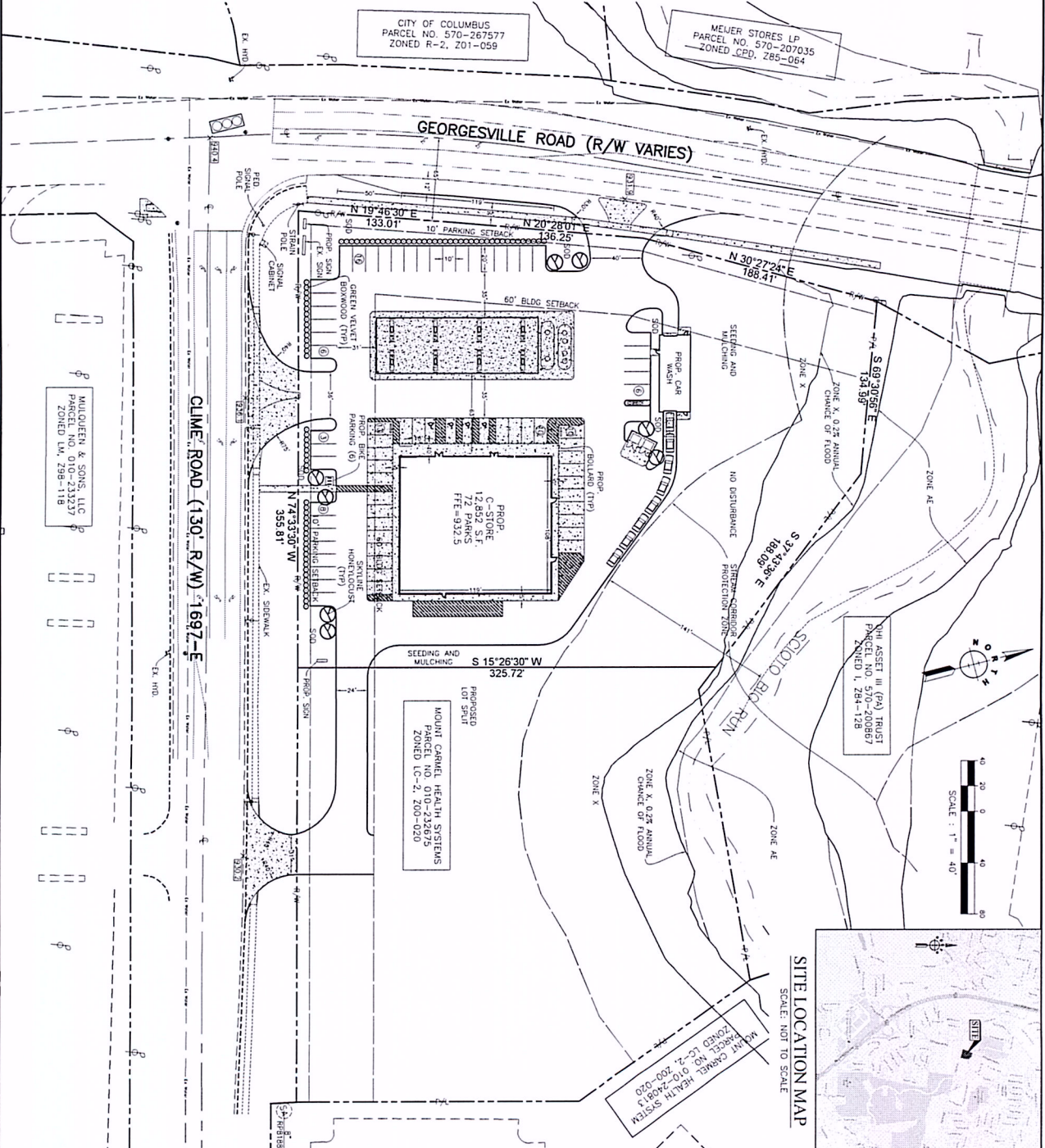
1. ACCORDING TO THE FEDERAL ELECTIONS MANAGEMENT ACT'S PROX DISTANCE ACT AND (PART 1) OF THE ACT, THE DISTANCE BETWEEN THE VOTER'S RESIDENCE AND THE POLLING STATION SHALL BE AT LEAST 100 METERS (328 FEET). THE DISTANCE BETWEEN THE VOTER'S RESIDENCE AND THE POLLING STATION SHALL BE AT LEAST 100 METERS (328 FEET) IN THE CASE OF A VOTER WHO IS A MEMBER OF A POLITICAL PARTY AND WHO IS A MEMBER OF A POLITICAL PARTY AND WHO IS A MEMBER OF A POLITICAL PARTY.
2. THE DISTANCE BETWEEN THE VOTER'S RESIDENCE AND THE POLLING STATION SHALL BE AT LEAST 100 METERS (328 FEET) IN THE CASE OF A VOTER WHO IS A MEMBER OF A POLITICAL PARTY AND WHO IS A MEMBER OF A POLITICAL PARTY AND WHO IS A MEMBER OF A POLITICAL PARTY.
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4. THE DISTANCE BETWEEN THE VOTER'S RESIDENCE AND THE POLLING STATION SHALL BE AT LEAST 100 METERS (328 FEET) IN THE CASE OF A VOTER WHO IS A MEMBER OF A POLITICAL PARTY AND WHO IS A MEMBER OF A POLITICAL PARTY AND WHO IS A MEMBER OF A POLITICAL PARTY.
5. THE DISTANCE BETWEEN THE VOTER'S RESIDENCE AND THE POLLING STATION SHALL BE AT LEAST 100 METERS (328 FEET) IN THE CASE OF A VOTER WHO IS A MEMBER OF A POLITICAL PARTY AND WHO IS A MEMBER OF A POLITICAL PARTY AND WHO IS A MEMBER OF A POLITICAL PARTY.
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PARKING SPACE REQUIREMENTS

USE/AGE	PERCENTAGE	AREA	REQUIRED
CAR MACH			2
CONCRETE SLABS			46
RTN, CONCRETE, JOE	1 SPECT PER 1A 275 SQ. FT. (max)	12,651	46
ACCESSORY BUILDING &	1 SPECT PER 1A 200 SQ. FT. (max)	12,651	64
DRIVWAYS	1 SPECT PER 1A 175 SQ. FT. (max)	200	200
	1 SPECT PER 1A 50 SQ. FT. (max)		
TOTAL			200
TOTAL GRAVEL PROVIDED-12			52 (max)
MINIMUM GRAVEL PROVIDED-4			72 (max)

SITE DATA TABLE

TOTAL SITE AREA:	3.165 AC
TOTAL DISTURBED AREA:	2.434 AC
PRE-DEVELOPED IMPERVIOUS	0 AC
POST-DEVELOPED IMPERVIOUS	1.839 AC



SITE LOCATION MAP
SCALE: NOT TO SCALE

SCALE: NOT TO SCALE

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Phone: (614) 891-4970
Fax: (614) 891-4984

PLAN B

GEORGESVILLE ROAD
& CLIME ROAD
COLUMBUS, OHIO

1" = 40' 717		DESIGN TEAM MDC GEORGE BR MC		DATE	
1 OF 2		PLAN B GEORGEVILLE ROAD & CLIME ROAD COLUMBUS, OHIO		DATE	
4-30-12		NO.		REVISIONS	

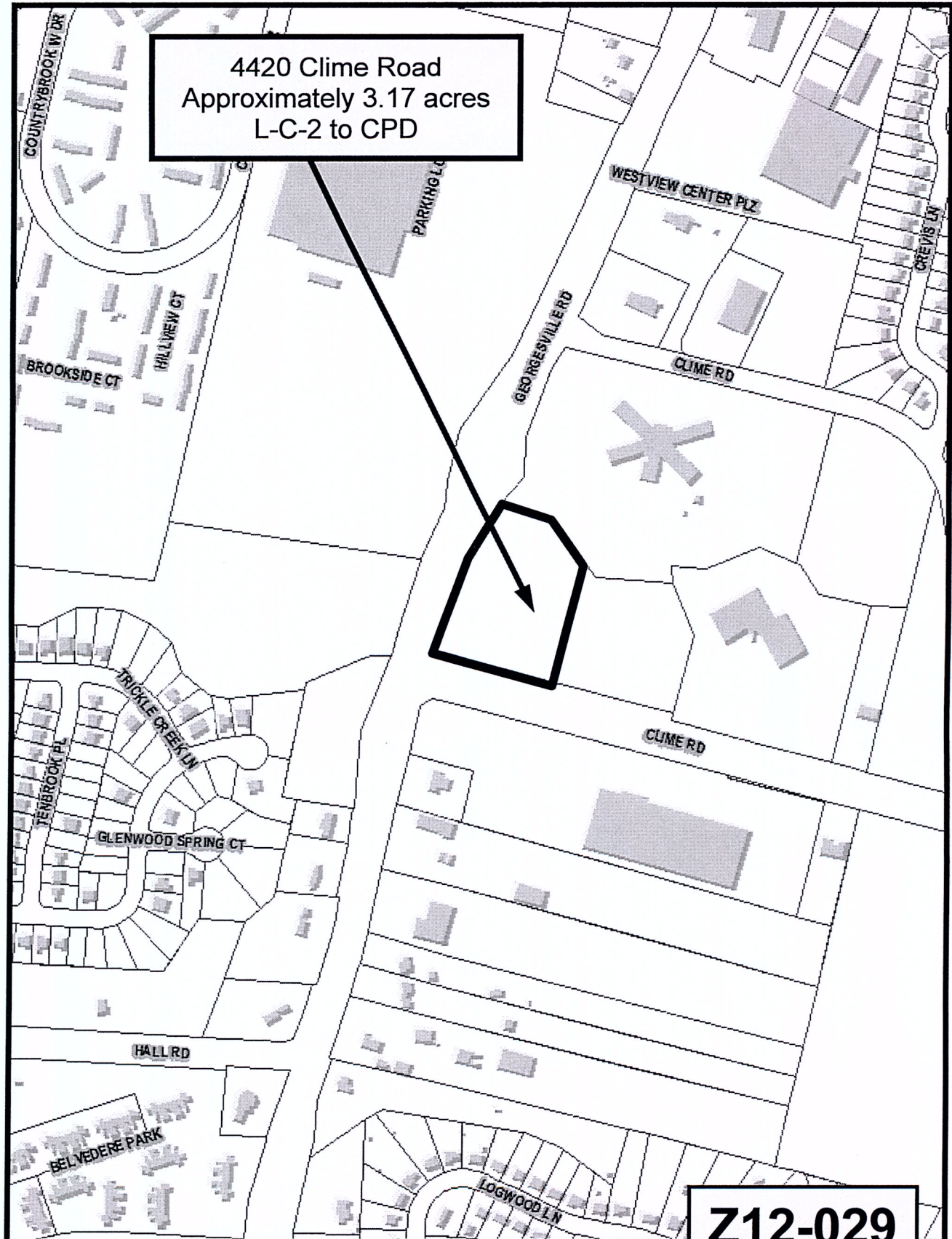
20-02

212-029

4420 Clime Road
Approximately 3.17 acres
L-C-2 to CPD

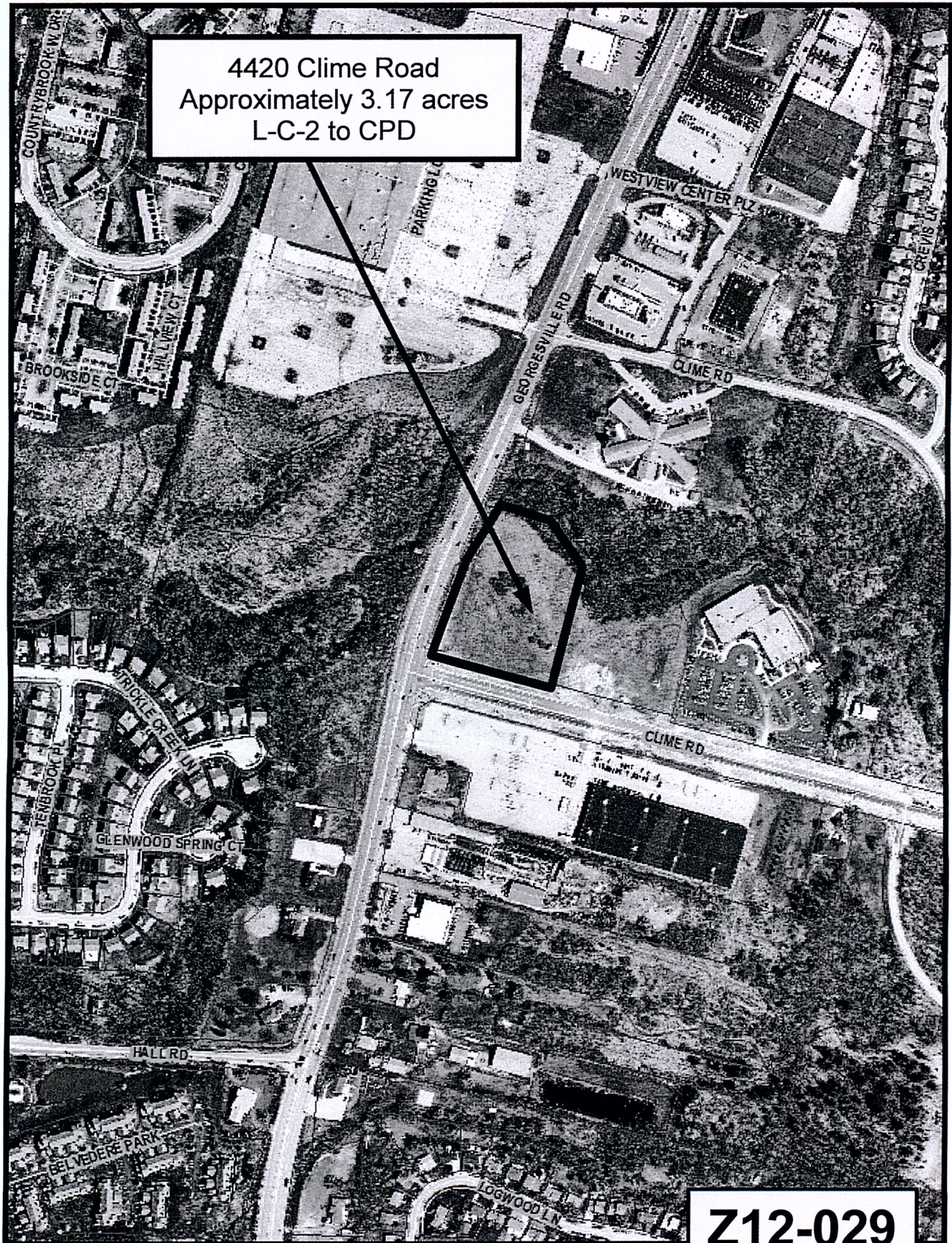
Z12-029

4420 Clime Road
Approximately 3.17 acres
L-C-2 to CPD



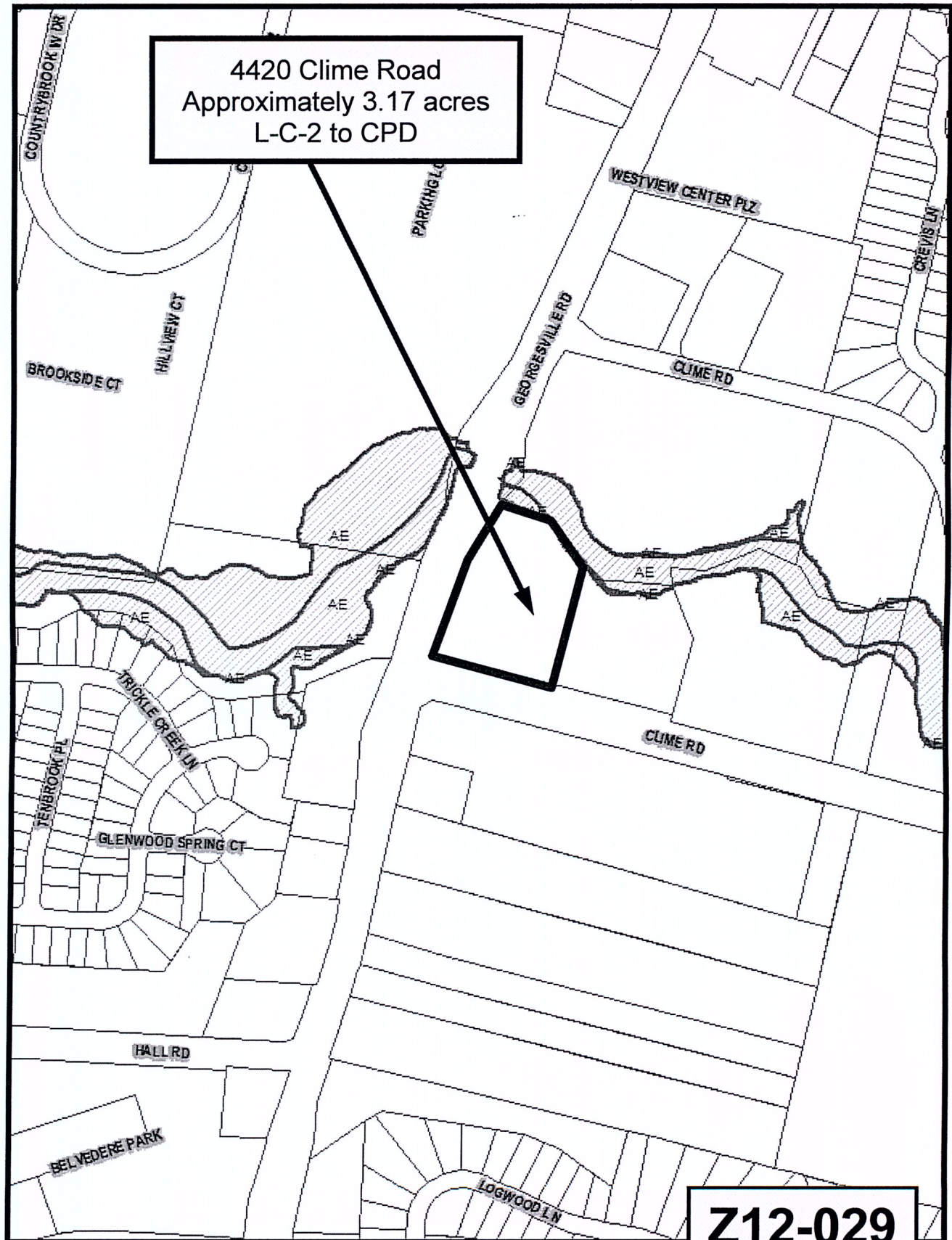
Z12-029

4420 Clime Road
Approximately 3.17 acres
L-C-2 to CPD



Z12-029

4420 Clime Road
Approximately 3.17 acres
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Z12-029